



Offers Over £89,950
10 Elmwood Road



DELMOR

01333 421 816

leven@delmorestateagents.co.uk



Elmwood Road

Methil, Leven, KY8 2JQ

*****NEW PRICE-REDUCED***NOW OVER £10,000 BELOW HOME REPORT VALUE.** Located in the popular town of Methil this well sized Three bed SEMI DETACHED property offers great family living potential. Although the property is in need of upgrading it would be a fantastic first time buy or buy to let opportunity. Easily maintained gardens to both the front and the rear of the property. Close to local amenities, including Schools, Shops and main bus routes. Viewing strictly by appointment.





Entrance Hallway

Entry to the property is through a partial decorative glazed UPVC door. Hallway has doors leading to the lounge, downstairs bedroom and staircase rising to the upper level.

Lounge

A well sized room with large window formation allowing plenty of natural light and over looks the front garden and street beyond. Entry gained through a 15 glazed panel oak coloured door and a further same style door leads to the kitchen.

Kitchen

Located to the rear of the property with large window formation looking into the back garden. Kitchen offers a range of wall and floor units, drawers and wipe clean work surfaces with stainless steel inset sink. Space for free standing cooker, fridge freezer and automatic washing machine. A further UPVC door leads to the garden.

Bedroom Three

Located downstairs to the rear of the property a good sized room with window formation over looking the back garden. Cupboard offers storage.



Bathroom

Three piece suite comprising; Low flush WC, pedestal wash hand basin and bath. Opaque window allowing light and ventilation looks over the back garden.

Bedroom One

A generous sized double bedroom located to the front of the property with large window formation over looking the front garden and street beyond. Two cupboards offering storage.

Bedroom Two

A well sized bedroom to the rear of the property with large window formation allowing plentiful natural light. Cupboard offering shelved storage.

Gardens

Gardens to both the front and rear of the property. Both mainly laid to lawn with paved walk ways into and around the property itself. Stairs from the street lead up to the fenced front garden. The large rear garden is also fenced to separate from the surrounding properties.

Heating and Glazing

Double glazing, electric storage heating.



Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel: 01333 421816

SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.



MORTGAGE & FINANCIAL ADVICE

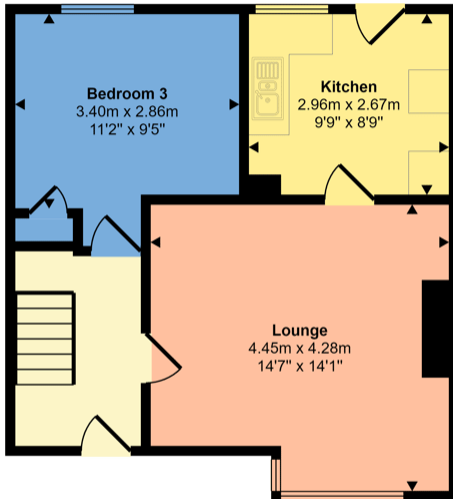
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

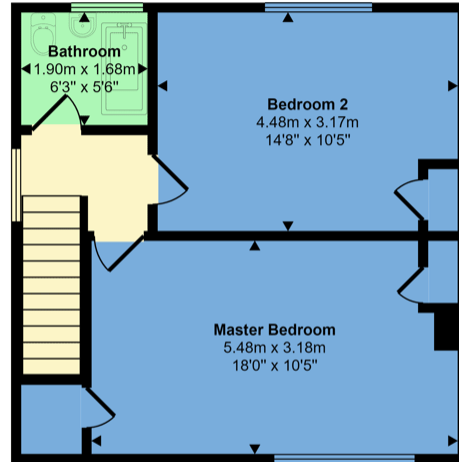
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
86 sq m / 930 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 43 sq m / 464 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

52 Commercial Street, Leven, KY8 4LA
01333 421 816
leven@delmorestateagents.co.uk